



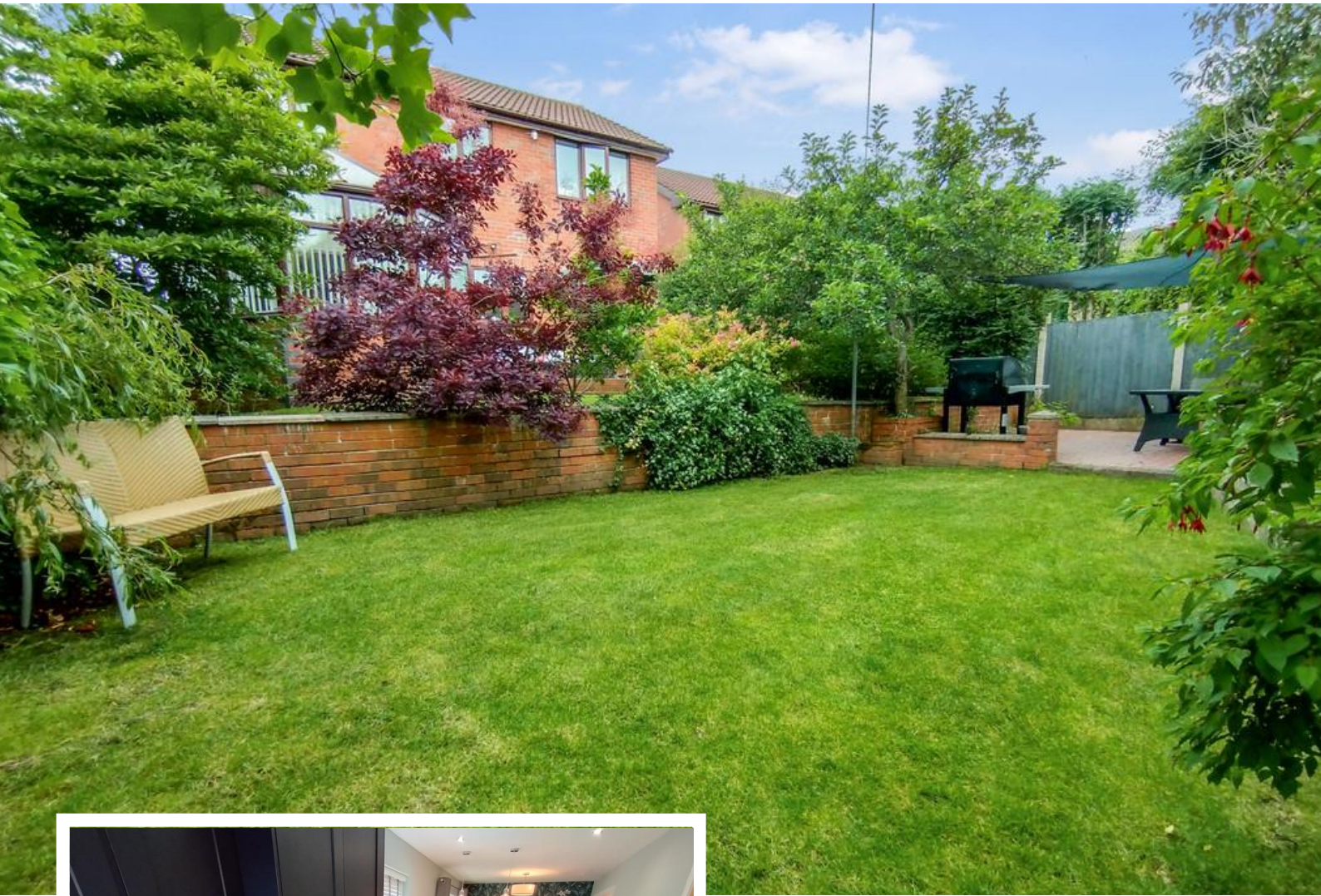
**Harebell Grove**  
**Packmoor, ST7 4UN**

- STUNNING DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED & IMPROVED
- 30' OPEN PLAN KITCHEN/DINING ROOM
- CONSERVATORY, INTEGRAL GARAGE
- STUNNING KITCHEN
- UPDATED SHOWER ROOM
- ENSUITE
- UPVC D/G & GCH

**£340,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer a stunning detached residence updated & modernised which must be viewed to be fully appreciated, set within pleasant landscaped gardens within a quiet cul de sac. Comprising, hallway with a composite door, bay window lounge, well appointed open plan 30' kitchen/dining room, conservatory, four good sized bedrooms, an ensuite. A stunning updated modern shower room. Integral garage. UPVC double glazing & gas central heating. The property is within easy access to lots of facilities, countryside walks/cycle paths. Viewing imperative. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4UN. Turning in to the cul de sac, the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a composite door with glazed panels. Staircase to the first floor. Understairs store. Recessed







spotlights to the ceiling. Laminate flooring. Radiator.

#### LOUNGE

15' x 11' 7" (4.57m x 3.53m)

Walk in bay window to the front elevation. Feature fireplace with inset fire. Coving to the ceiling. Radiator.

Arch to:

#### KITCHEN/DINER

23' 4" x 8' 7" (7.11m x 2.62m)

Window to both the side and rear elevations. A stunning kitchen with a comprehensive range of base and wall units, single drainer sink, worksurface. Built in fridge freezer, dishwasher, oven, hob with extractor over.

Concealed spaces for washing machine and tumble dryer. Breakfast bar area. Laminate flooring. External access door. Patio doors to:



#### CONSERVATORY

Dwarf wall construction with UPVC windows, french doors to the garden.

#### FIRST FLOOR LANDING

Access to the loft. Coving to the ceiling. Doors to:

#### BEDROOM ONE

13' 3" x 11' 8" (4.04m x 3.56m)

Window to the front elevation. Radiator. Door to:



#### ENSUITE

Window to the front elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling, chrome towel rail.

#### BEDROOM TWO

11' 3" x 8' 2" (3.43m x 2.49m)

Window to the rear elevation. Radiator.

#### BEDROOM THREE

11' 3" x 8' 2" (3.43m x 2.49m)

Window to the rear elevation. Radiator.



#### BEDROOM FOUR

11' x 8' 2" (3.35m x 2.49m)

Window to the front elevation. Radiator.

#### BATHROOM

A stunning updated suite comprising: large walk in shower with rainfall shower head, low level W.C, wash hand basin. Splash back tiling to the walls, tiled floors. Recessed spotlights to the ceiling, wall mounted mirror with touch lighting. Tall chrome towel radiator.





#### INTEGRAL GARAGE

18' 3" x 7' 9" (5.56m x 2.36m)

Roll up front door.

#### EXTERNALLY

##### FRONT

Landscaped garden laid to lawn with shrub borders. Block paved drive to the front and side provides off road parking.

##### REAR

Enclosed with a good degree of privacy. Landscaped garden which is laid to lawn. Paved patio and a further decked area. Water tap.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Stoke On Trent City Council

#### COUNCIL TAX BAND D

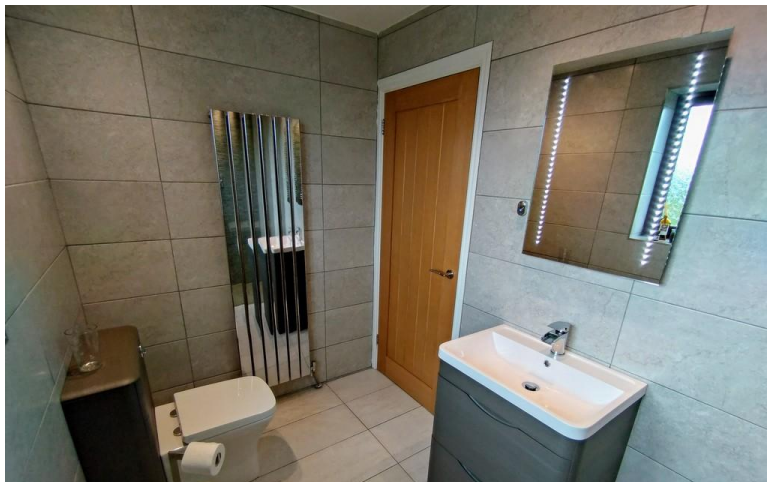
#### EPC RATING (PDF available online)



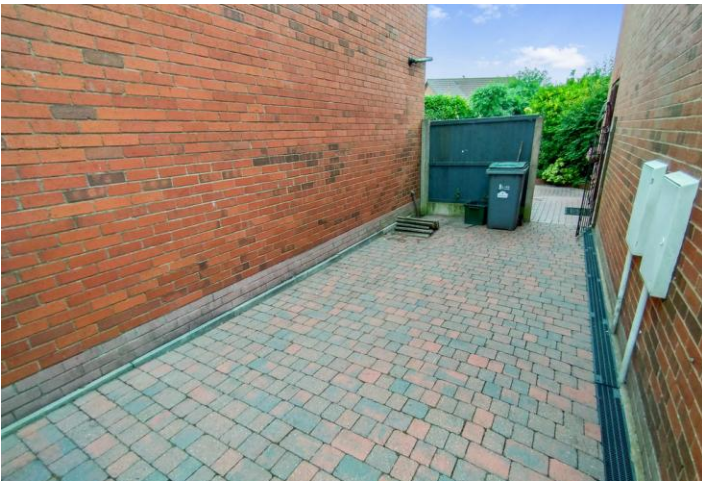




Current: Potential:











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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements